

Section IV

Assessment of Existing Architectural Conditions

SECTION IV - ASSESSMENT OF EXISTING ARCHITECTURAL CONDITIONS & RECOMMENDED REPAIR WORK

Introduction

The purpose of this section is to describe in some detail the deteriorated building fabric conditions observed on the exterior of the building. The focus is on architectural building fabric conditions. Structural conditions are described in Appendix C prepared by Robert Silman Associates, PC, and assessment of mechanical, electrical and plumbing system and their conditions are prepared by Princeton Engineering Group, LLC described in Appendix D, and stained glass conditions are included in Appendix E prepared by Femenella & Associates, Inc.

This section is divided into two parts. The first describe the material conditions using the Construction Specification Institute's (CSI) standard categories for each of the material and their deteriorated conditions. These are further described in the Preservation Recommendations and Project Phasing in Section V. Each condition is summarized with a description of a recommended appropriate repair following the Secretary of Interior Standards for Rehabilitation. The severity of the deteriorated condition is prioritized and photographs included in Appendix A are indicated in the right column. The condition codes used are those included in the second part of this section, which are the annotated photographic elevations that describe in greater detail the locations of the deteriorated conditions observed. The purpose of this section is to provide an overview of deteriorated conditions but also to include appropriate recommended repairs. Section V then provides phased recommendations for the work based on priorities identified by the professional team and the owner.

Existing Conditions & Recommended Repair Work

Site Work

Existing Conditions	Recommended Repair Work	Priority	Photo-graph #
SW1 – There is generally excessive plant growth around the perimeter of the building. The large shaded shrubs provide a source for surface biological growth especially on the masonry and wood shingles and on the roofing materials.	Remove all plant growth adjacent to building. Cut back all overgrown trees to prevent extensive biological growth. A number of plantings adjacent to the building have been removed, however, the stumps, root systems and remaining debris need to be removed or ground down to allow for proper regrading.	* * *	1,3,4,6
SW2 – Some plants are fairly large and are undermining the footings or have been cut back leaving open and failed mortar joints and movement of the stones.	Remove all plants and shrubs close to stone foundation walls, especially on the Sanctuary east and south elevations.	* * *	1, 9
SW3 – Biological growth is observed throughout the building in particular where large trees have not been properly pruned and provide shade and an opportunity for biological growth on the roofs. In addition, biological growth occurs in shaded areas on the walls where the plant growth is excessive.	Clean all surfaces including roofs, walls and windows where severe biological growth has occurred due to plantings too close to building.	* * *	

SW4 – Extensive ponding adjacent to the foundation walls was observed throughout the perimeter of the building. This is especially bad along the west wall of the Stevens Wing and along the south wall of the Sanctuary where large areas of flooded ground were observed.	Regrade to prevent excess moisture adjacent to the building especially along the south and west elevations where water ponds adjacent to the stone wall on the south elevation and the rear (west elevation) of the Stevens Wing.	* * *	9, 46
SW5 – Many of the downspouts are broken or have not been properly connected to extensions at grade resulting in extremely poor water management and inoperable below grade drains that are either blocked or broken, or not connected.	Test all existing drains and repair as necessary. Note: The owner had already completed several repairs to gutters and downspouts.	* * *	
SW6 – The condition of the below grade drains could not be observed as part of this investigation. However, it is anticipated that many of them are blocked but were originally hooked up into the City storm drainage system.	Repair and make operational or replace all below grade drains along all perimeter building walls. Hook-up to City storm drainage.	* * *	
SW9 – Several of the terraced areas in particular the Powell Terrace have suffered from extensive settlement making them uneven with a number of tripping hazards. This also includes the terrace to the east of the Stevens Room.	Remove the unstable Powell Terrace, masonry planter bed and entrance steps and all associated foundation work on the east elevation of Parish Hall and north elevation of the Sanctuary. Remove deteriorated brick walls and uneven slate at Stevens Wing terrace.	* * * * *	4, 7, 22
Any proposed improvements and upgrades in the drainage system may disturb the ground. This will require archeological observation as part of any New Jersey Historic Trust grant application.	Archaeology: Provide allowance for archaeology observation for site and foundation work for regrading and foundation work (immediate and later phases).	* * *	
SW13 – The concrete paved sidewalks are in some areas broken and uneven but are also not in keeping with the historic character of the buildings. The old historic photographs indicate that these were originally bluestone sidewalks.	Replace concrete with bluestone or a concrete pressing paving to initiate bluestone.	* *	2
SW14 – The wood platform and ramp adjacent to the entrance to the Parish Hall at the Powell Terrace is in very poor deteriorated condition with rot paint delamination and is clearly a significant maintenance issue.	Remove wooden ramp and all concrete foundation work associated with the ramp at the northeast corner of Parish Hall.	* * *	5, 14
The staircase at the west entrance of the Parish Hall is in poor condition with some wood rot and uneven, unstable treads.	Remove wood stairway and foundation at west entrance to Parish Hall and install new.	*	

03 Concrete:

CO2 – White efflorescence staining was	Remove and repair concrete stucco at	*	15
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observed along the concrete stucco at the base of the Parish Hall walls. This may well be a result of salting used during cold weather, which has now leached into the stucco and is likely to cause rapid failure.	Parish Hall foundation.	*	
CO2 – Similar stucco deteriorated conditions also occur on the Stevens Wing foundation.	Repair concrete stucco at Stevens Wing foundation.	*	
CO5 – Biological growth is prevalent throughout and is largely due to the plant overgrowth described above under SW1 & SW2.	Clean concrete paving at Stevens Wing terrace with gentlest means possible to remove biological growth.	* * *	
There is uneven settlement along the concrete walls used for the Powell Terrace.	New concrete footings for the restoration of the entrances to Sanctuary and Parish Hall. See SW9 above.	* * *	2, 11
A new barrier free entrance will need to be designed to provide access if the Powell Terrace and ramp are removed.	Install new concrete footings to be installed for the new lift into the Parish Hall Library. See SW14 above.	* * *	2
The concrete steps leading to the basement have substantial diagonal cracking as well as heavy biological growth.	Repair concrete steps and CMU walls leading to Stevens Wing basement (east elevation).	* * *	13
The CMU walls used for the basement access adjacent to the north entrance of the Sanctuary has severe deterioration due to water penetration and are heavily stained with biological growth.	Repair or rebuild CMU wall at basement areaway adjacent to the north entrance at Sanctuary. (See RSA report).	* * *	11,12
The basement is generally filled with a large amount of debris which represents a fire hazard and makes access for condition assessment difficult.	Clean out basement to prevent a fire hazard. Replace concrete basement rat slab at the stone Sanctuary per RSA recommendations. Note: Extensive clean up and sorting has already been initiated by the Sanctuary.	* * *	7

04 Masonry:

BR2 – Biological growth is visible on all the exposed brick as well as on brick used for the interior arched window openings and exposed interior foundation walls.	Clean all brick using gentlest means to remove biological growth. Note to include interior brick foundation walls.	***	10
BR3 – White efflorescence is prevalent due to salt leaching through the ground and into the basement walls. Much of this has resulted in failure of mortar.	White efflorescence staining should be removed using a poultice cleaning technique. Exterior salting of sidewalks should cease.	***	
BR5, ST3 – Tar has been applied in a number of areas as a temporary repair where flashing has failed. The result is heavy staining and soiling of the masonry surface. A similar condition has occurred	All tar located at the Parish Hall brick chimney and at the Sanctuary stone towers is to be removed using the gentlest means possible.	*** **	38,39

on the stone walls, in particular the tower walls that face the sloped Sanctuary roof and behind the stone gable at the southeast entrance to the Sanctuary.			
BR8, BR9, ST16, ST10 – The brick surfaces have spalled in a number of locations. The causes are different depending on the location. On the exterior brick chimney surface of the Stevens Room it appears that the brick has spalled and failed either because the mortar is too hard or because the brick was a poor quality brick. However, the failed surface of the brick on the interior face of the Sanctuary foundation walls is a result of over saturation and freeze/thaw cycles, some of which is caused by water ingress from the Powell Terrace along the north basement wall of the Sanctuary. Some bricks have been lost.	Structurally unstable brick and stone were observed by the structural engineer and architects in several locations especially in the basement along the Sanctuary foundation walls. In particular, this has occurred at the arches above the basement windows on the north elevation. Some rebuilding and structural stabilization will be required. (See RSA report Appendix C.)	***	8
BR10 – Some bricks have been completely lost and failed at the Stevens Wing chimney and at the brick arches in the basement.	Restore brick chimney on Stevens Wing east elevation.	***	16
BR11 – The exterior brick walls at the Stevens Wing north terrace have cracked and are generally unstable.	Restore brick walls at the Stevens Wing terrace.	**	
BR11 – The Sanctuary basement has several brick piers, which support the floor framing in the Sanctuary. Some of the bricks are cracked and unstable. This is especially true along the west wall where the building connects with the Parish Hall. In some areas there has been substantial loss of brick.	Clean and rebuild brick piers and foundation wall at the basement wall between the Sanctuary and the Parish Hall crawl space. Install steel lintel above the opening that leads to the crawl space. (See RSA report Appendix C).	***	7, 17, 18
MR2 – Hard cementitious mortars have been used to repoint both the stone and the brick. The end result is that moisture has been trapped in the stone instead of being permitted to evaporate through the softer mortar joints. The result is spalling and surface failure of both brick and stone throughout the building especially on the south elevation where the building can go through daily freeze/thaw cycles in winter.	Exfoliated stone is largely a result of contemporary cementitious mortars that have caused water to be trapped in the stone and brick. This is typical throughout the exterior Sanctuary stone. All of the stone mortar joints should be raked out and repointed with an appropriate historic replication mortar. 100% repointing at the stone Sanctuary is required.	***	19, 20
MR3 – Many of the contemporary mortar joints have failed exposing the mortar behind, much of which has washed away and dissolved over the years due to trapped moisture.	Failed hard contemporary mortar results in open and missing mortar joints in many locations on the exterior stone walls of the Sanctuary. All exterior mortar joints need to be raked out and repointed with an appropriate historic replication	***	21, 22

	mortar.		
MR3, ST14 – The basement masonry walls were found to have extensive amounts of failed mortar with large open joints that in some instances were extremely deep. This is in large part due to the fact that the mortar on the exterior was so hard that the moisture tended to evaporate to the inside of the building and was in large part washed away during this process.	Rake out and deep repoint at least 30% with an appropriate mortar mix. Allow for 30% stone rebuilding.	***	10, 18, 21
MR6, MR9 – The stucco installed along the foundation walls of the Parish Hall has largely cracked and failed. This is because the stucco was applied, in some instances, over wood shingles, presumably to try and make the old stucco align with the newer Stevens Wing stucco.	Cracks and unstable stucco are to be removed. Structural stability verified of the substrate and new stucco reapplied, as appropriate.	***	15
ST1 – Biological growth and vines cover large areas of the Sanctuary stone work. Some of the vines have already been removed but tendrils are still visible attached to the masonry, which hold moisture and result in more biological growth.	Biological growth including moss, algae, lichens, plants, and vines cover large areas of exterior stone work at the Sanctuary. 75% of all stone work must be cleaned of plant and bio-growth with the gentlest means possible.	***	
ST5 – Minor paint drips were observed on the stone especially adjacent to wood trim and cornice.	Paint drips on stone should be cleaned with gentlest means possible (about 5% of stone).	***	
ST6 – The stone is generally soiled. This is due to the age of the building and its location in a city where airborne pollution contributes considerably to the soiling of stone.	Assume general cleaning of all stone facades 100%.	***	
ST9 – A few minor cracks in the stone were observed. These cracks are a result of unstable stone that have lost their masonry bedding mortar.	Minor cracks in stones, especially on the east elevation should be filled with an appropriate injection repair grout (about 20% of stone). (See RSA's report Appendix C.)	***	
ST10 – The surface texture of the stone face on the Sanctuary is extremely rough. In addition, it was observed that considerable amounts of stone face were exfoliating. This may, in part, be due to the hard cementitious mortar trapping moisture in the stone surface, or it may be that the stones were installed with the bedding plane set vertically resulting in surface failure.	The rough cut highly textured surface face of the stone makes it vulnerable to trapped moisture and face stone failure. Many surface stone areas on the east elevation were observed to be unstable. Retooling to prevent falling stone should be done as soon as possible.	***	20
ST12 – Some of the stone surface loss is minor and caused by impact damage or general wear and tear.	Sound all stone surfaces and remove loose stone. If any stones are to be cut back to less than a flush surface, use stainless steel pins to attach stone	***	19, 20

	dutchman (allow for 5% reattachment).		
ST15 – In several instances the stones have settled and there is visible movement and instability. In particular, this was noted at both the southeast entrance and the north entrance porch to the Sanctuary. It appears that the cause is settlement and the cracks and movement are clearly visible.	Rebuild stone steps at southeast entrance to Sanctuary on new sound footings. Shore up the roof structure at the north entrance porch to the Sanctuary. Rebuild stone knee walls at this entrance.	*** ***	2 11, 22

05 Metals:

MT2 – Nearly all the metal surfaces have not been maintained with visible corrosion and paint delamination. This is particularly true of the metal handrails at the staircases.	Metal stair handrails at north and east entrances to the Sanctuary should be replaced with new and be in compliance with code and safety requirements.	***	13, 22
MT7 – Decorative metal finials were installed originally on the towers and at the peaks of each of the dormers on the Sanctuary. These have corroded and failed and many have been lost.	Replace missing finials with new finials to match existing at dormers, towers, and ridges of Sanctuary and north porch, towers and ridges of Sanctuary.	**	10, 23
MT8 – Metal grilles have been used at basement light wells along the Stevens Wing East Elevation. Some of these are corroded and while they provide some security, they are not in keeping with the character of the building.	Install new plastic covers or protective grilles. Restrict areas use and monitor.	**	

06 Wood – Rough & Finish Carpentry:

WT2 – All the wood trim has been heavily painted and there is extensive paint build up observed throughout. It is aged with some rot.	General weathering and aging of trim. Strip paint, sand smooth and repaint. By phased recommendations. See Section V.	*** ** *	
WT5, WT6 – Where improper paint preparation has occurred, the paint is delaminating off the surface of the trim. Paint has also alligatored and this is often a result of UV damage.	Much of the wood trim work on the Sanctuary and the shingle siding and wood trim on the Parish Hall and Stevens Wing have peeling, alligatored, and delaminated paint. All woodwork and wood siding should be cleaned, stripped of paint, primed, and repainted.	** *	26
WT11 – The major problem with animal infestation is easy access into the roofs from the trees. In addition, there appears to be a raccoon and a number of other animals in resident. These animals excrete and soil the interior attic space as well as eating electrical wiring and wood framing and can cause substantial damage, some of which was observed.	Damage due to animal infestation is significant in many locations along the Sanctuary roof eaves, especially at the east and west gable ends. An exterminator should be hired to remove all vermin in the attic of the Sanctuary. The openings of these locations must then be repaired. These repairs will include repairing or replacing rotten or missing wood. (See RSA's report	***	25, 28, 40

	Appendix C.)		
WT12 – Some wood rot was observed along the sill plate of the Parish Hall south addition. Other wood rot was limited and included where the floor joists ends pocket into masonry and at some of the floor joists in the Parish Hall. A number of areas of rot may well still remain concealed where active water leaks are coming through the roof and may have resulted in damage to the wood roof framing and cracking.	Repair structural framing where it pockets into Sanctuary basement walls. (See RSA's report Appendix C.)	***	
WT12 – Rotten wood from water damage is typically found on wood trim at the windows and at the cornice and fascia boards near broken gutters on the Sanctuary and Parish Hall. This damage is caused by water runoff from the roofs above.	All wood trim that is rotten is to be replaced with new material that matches existing. Allow for 30% replacement. Work should be completed in phases. See A-5.00 drawings in Section V.	*** ** *	28, 37
WT12 – The wood posts supporting the north porch are rotten at the base.	Shore up roof and rebuild wooden posts at north entrance porch to Sanctuary (See also stone: rebuild stone knee walls at porch entrance).	***	24
WT13 – Some of the wood has suffered from UV damage, especially where there has been substantial paint loss. This results in splitting, cracking and drying out of the wood, which is heavily weathered and worn. This is typically at trim along the eaves and gables of the Sanctuary.	Wood trim that is broken, split or failed. Work to be completed in phases by elevation. See A-5.00 drawings in Section V.	*** ** *	25, 26
WT13 – The wood shingles used to clad the walls on the Parish Hall and the Stevens Wing have some heavy paint build up. In addition, some of the wood shingles have cracked and split due to age.	Cracked or split wood shingles occur in a number of locations on the Parish Hall and Stevens Wing. These shingles should be sanded smooth or replaced depending on the level of deterioration. This is especially prevalent at the west elevation of the Parish Hall.	**	28, 29, 37
WT14 – Very little missing wood trim was observed with the exception of the trim at the octagonal the northeast corner of the Sanctuary.	Missing or detached wood trim, typically at cornice moldings and some trim at corner posts and around windows, needs to be replaced.	***	27, 39

07 Thermal & Moisture Protection:

R2 – Tar has been installed throughout where intersections of valleys water leaks and roof failure are most vulnerable. The main locations include the Parish Hall slate roof intersection with the south Parish Hall addition and at the intersection between the tower and the roofs at the Sanctuary.	All tar, caulk and old failed flashing at these locations should be removed and replaced with LCC or TCS flashing and appropriate sealants.	*** **	29, 35, 43
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R7, R8 – The contemporary asphalt shingle roof installed in 1981 on the Sanctuary has weathered and the surface failed in several areas. Shingles in certain locations have uplifted and require replacement to match existing adjacent slates.	While the asphalt shingles have reached their life expectancy with good maintenance replacement can be a mid-term priority.	**	10, 36
R4, R9 – The flat roofs have weathered and worn severely on the south side of the Parish Hall. There is substantial ponding and the curb junction between the flat roofs and protrusions, such as vents and skylights have also failed.	Remove and replace with new EPDM roofs.	***	29, 31
R11, R13 – All standing seam and flat pan metal roofs are heavily deteriorated. Most have been covered with built-up roofing or asphalt shingles. It appears from historic photographs that the side aisle roofs to the Sanctuary did have standing seam or flat pan metal roofs prior to being covered over with asphalt shingles. It should be noted that the pitch on these roofs for asphalt shingle is extremely shallow.	Replace shallow sloped roofing with new standing seam metal either LCC or TCS at side aisle roofs on the Sanctuary.	**	33
R11, R13 – Metal flat pan roofs at the Parish Hall dormers are heavily deteriorated with corrosion and seam failure.	These roofs shall be replaced 100% with flat pan LCC or TCS roofs.	***	32
R17, R18, R19, R20 – The slate is generally heavily deteriorated, especially on the Parish Hall roof. This is in large part due to the age of the slate, which has extensive signs of surface deterioration, such as graying, and surface exfoliation. Many of the slates are broken and have not been properly repaired.	This roof needs to be replaced with new slate or as an alternate asphalt shingle.	***	32, 34, 35, 47
The slate shingles at the dormer cheek walls at the Sanctuary have failed, slipped and cracked in many places.	These slate shingles need to be replaced as part of the Sanctuary roof restoration.	**	
FL1, FL12, FL8 – All the gutters and downspouts are bent and damaged or missing and many have failed due to corrosion and aging. In addition, settlement of gutters has resulted in poor drainage to operational downspouts.	Failed and blocked gutters should be cleaned out and made operational immediately. Several downspouts were missing and temporary downspouts have been installed with extensions to remediate emergency conditions.	***	5, 11, 31, 41, 42, 44
FL6, FL3, FL4 – Many of the straps on the gutters have also failed and the gutters are improperly connected into the below grade drainage system.	All gutters and downspouts and straps are to be removed and replaced 100%. Connect downspouts into new below grade storm drainage.	***	10, 11, 43, 45
FL6 – The flashing has corroded and failed around roof penetrations on the slate roof of the Parish Hall. This	Replace flashing at all roof penetrations, including vents and the skylight on the south roof of the	***	

includes the skylight, which also has severe deterioration.	Parish Hall.		
FL7 – The flashing has corroded and failed with visible leaks on the interior of the building especially at the Parish Hall, valleys and where there are a number of roof intersections at the junction with the west gable of the Sanctuary.	All flashing should be removed and replaced with LCC or TCS. Complete work with each roof phase. See Section V, A-5.00 drawings.	*** ** *	45

08 Openings – Doors & Windows

WD2, WD4 – There is general wear and tear on the windows and doors based on use and aging. In general, caulking around the perimeter of the openings at the junction with the stone has failed or had been inappropriate installed.	Minor repairs and painting of all exterior doors and windows. Remove excess caulk and repair with mortar between stone and frames.	**	54
WD3 – Glazing putty is dry and cracked on many of the windows especially the old windows on the Parish Hall. Several window glass panes have been broken.	Reglaze broken panes and remove paneling from blocked windows.		
WD4, WD5, WD6 – The primary cause of deteriorated wood is due to rot and UV damage especially at window sills. These include the window sills at the Sanctuary dormers and the window sills at the basement windows in the Stevens Wing.	Rotten wood from water damage shall be repaired with dutchmen repairs or replaced with matching material. All wooden window frames and sash shall be scraped, primed and painted. This is especially true for old wood windows in the Parish Hall.	***	10, 47, 53
WD7, WD9 – In some instances the wood rot and deterioration is extremely severe and the window is inoperable or boarded up. This occurs along the west wall of the Stevens Wing.	Deteriorated windows require complete restoration, including new glazing putty.	**	
WD8 – The basement windows exposed to excessive moisture along the West Elevation of the Stevens Wing where grading is poorly designed and has resulted in saturation of window sills and frames at grade. These have in turn rotted and deteriorated over time.	Replace all basement windows and frames at the Sanctuary with new to replicate original windows. Provide screens to allow for ventilation of Sanctuary basement in warm weather. Windows at the west elevation of the Stevens Wing have metal security grilles over them. These should be removed.	*** **	22, 48 50, 52
WD18 – Protective glazing installed over the stained glass windows causes extreme climate cycles within the interstitial space between the window and the exterior protective glazing. The result is that the lead comes deteriorate more rapidly and this has been described in some detail in Femenella & Associates, Inc. report. (See Appendix E.)	All protective window covers should be removed.	***	51
WD18 – Contemporary windows have exterior storm windows installed. While these work, the result is that the dividing	Remove and restore windows, as necessary.	*	

WD18 – Contemporary windows have exterior storm windows installed. While these work, the result is that the dividing light of the muntins are not properly represented in the architectural character of the building. In addition, these exterior storms result in more rapid surface deterioration of the wood and paint.	Remove and restore windows, as necessary.	*	
A variety of different areas of stained glass deterioration were observed and noted in greater detail by Femenella & Associates, Inc. (See Appendix E.)	Stained glass and leaded windows. See Femenella & Associates recommendations in Appendix E.		51
The skylight has severe corrosion and deterioration on the flat roof of the Parish Hall south addition.	The skylight should be replaced.	***	29
The square lead pane windows installed in the bay of the Minister's room were	Replace contemporary windows at Sanctuary Minister's room with leaded	*	

Miscellaneous:

MS1 – Surface mounted miscellaneous attachments have corroded and caused adjacent material to soil.	Wherever possible, remove surface mounted conduits and repair the wood behind.	* **	22
MS2 – The contemporary light fixtures installed with surface mounted conduit are not in keeping with the architectural character and historical significance of the building.	Surface mounted contemporary light fixtures should be replaced with fixtures in keeping with historic documentation.	*	55
MS3 – Service utilities mounted at the face of the building in visually obvious locations detract from the historic character of the building.	Miscellaneous surface attachments that have corroded or are unsightly, many of which include utility services penetrating the walls. These should be removed and the wood/stone behind repaired.	***	56

Existing Condition Drawings

The section following this provides an existing condition key using the codes above and references these to a set of photographic elevations describing in greater detail the location of each deteriorated condition.

SECTION IV - EXISTING CONDITION KEY

	Condition Assessment Key Plan	Summary of Recommended Repairs
02 Site Work:	SW1: Excessive plant growth adjacent to building.	SW1: Remove or cut back all plant and tree growth adjacent to building.
	SW2: Planting too close to foundation walls.	SW2: Remove planting adjacent to the building.
	SW3: Biological growth.	SW3: Carefully clean all surfaces.
	SW4: Grading causing water to collect adjacent to building.	SW4: Regrade to prevent excess ponding adjacent to building.
	SW5: Site drainage management poor/inadequate, causing damage to building.	SW5: Repair drainage or install new along perimeter walls.
	SW6: Inadequate below grade drainage.	SW6: Test existing and instal new below grade drainage system as necessary.
	SW9: Heavy settlement of paved terrace and steps.	SW9: Reset paving and steps, install new footings, per RSA recommendations.
	SW13: Concrete paved sidewalks.	SW13: Remove sidewalks and install slate or brick.
03 Concrete	SW14: Wood platform/ramp adjacent to building.	SW14: Remove platform/ramps and supports. Install new.
	CO1: White efflorescent staining.	CO1: Clean concrete surface.
	CO2: Contemporary cement stucco.	CO2: Remove existing stucco and install soft lime based stucco.
	CO5: Biological growth	CO5: Clean with gentlest means possible.
	BR2: Biological growth.	BR2: Clean brick using gentlest mean.
04 Brick:	BR3: White efflorescent staining.	BR3: Remove all white efflorescent using a poultice cleaning technique.
	BR5: Tar applied to brick.	BR5: Clean brick using gentlest method.
	BR8: Severely abraded or missing brick surface.	BR8: Install new brick to match original.
	BR9: Loose unstable brick (minor)	BR9: Install new brick to match original.
	BR10: Missing brick.	BR10: Install new brick to match original.
	BR11: Cracked unstable brick wall.	BR11: Replace damaged bricks w/ new. Repoint if necessary.
	MR2: Contemporary hard mortars causing failure of masonry.	MR2: Rake out and repoint.
	MR3: Open joints and missing mortar.	MR3: Repoint w/mortar to match original.
04 Mortars:	MR6: Contemporary stucco cracked, large.	MR6: Cut back all visible stucco and replace.
	MR9: Cracked, unstable, or missing stucco.	MR9: Identify course and then repair or replace with new.
04 Stone:	ST1: Biological growth.	ST1: Clean stone using gentlest means.
	ST3: Tar or caulking applied to stone.	ST3: Clean stone using gentlest means.
	ST5: Paint drips and stains on masonry.	ST5: Clean stone using gentlest means.
	ST6: Heavy soiling of masonry.	ST6: Clean stone using gentlest means.
	ST9: Cracked stone (minor).	ST9: Prevent further deterioration by filling with grout.
	ST10: Stone abraded, worn, or chipped.	ST10: Repair with masonry patching mortar or consolidate as needed.
	ST12: Minor surface delamination.	ST12: Retool and reattach.
	ST14: Unstable stone surface.	ST14: Rebuild stone as required by the structural engineer.
	ST15: Cracked and structurally unstable stone walls.	ST15: Install new stone where missing. To prevent further cracking or deterioration, fill
	MT2: Surface paint delamination and minor corrosion.	MT2: Remove all paint. Scrape, prime and repaint.
	MT3: Surface corroded contemporary metal.	MT3: Clean all corrosion. Apply protective coating.
05 Metal	MT4: Metal hardware embedded in stonework.	MT4: Remove corrosion, prime & repaint as needed.
	MT7: Missing decorative metal.	MT7: Remove temporary panel and restore decorative panel.
	MT8: Metal grilles missing.	MT8: Install metal light well grilles.
06 Wood:	WT1: Biological growth.	WT1: Clean wood using gentlest means.
	WT2: Water staining and heavily worn.	WT2: Leave in place.
	WT5: Paint delamination.	WT5: Scrape, prime and repaint or refinish.
	WT6: Paint alligatoring - severe.	WT6: Scrape, sand smooth, prime and repaint.
	WT8: Open joints between wood and masonry at openings.	WT8: Install brick mold at joint between trim and masonry.
	WT9: Open wood joints.	WT9: Install an appropriate sealant in the open joints.
	WT10: Insect or animal infestation damage (minor).	WT10: Note and monitor.
	WT11: Insect or animal infestation damage (major).	WT11: Remove and replace deteriorated wood.
	WT12: Rotten wood from water or UV damage.	WT12: Dutchman repair wood trim.
	WT13: Split, rotten, damaged or missing wood trim or wood shingle.	WT13: Dutchman repair or replace with matching material.
	WT14: Missing trim.	WT14: Replace to match original.
07 Roof	R1: Biological growth.	R1: Clean using gentlest means.
	R2: Tar applied to roofing material.	R2: Clean roofing material using gentlest means.
	R4: Deteriorated contemporary roof covering.	R4: Replace with new appropriate roof.
	R5: Contemporary flat roof covering with water ponding and failure.	R5: Replace with new EPDM roof.
	R7: Deteriorated surface on asphalt shingles.	R7: Replace asphalt roof.
	R8: Uplifted and failed, worn asphalt shingles.	R8: Replace asphalt roof.
	R9: Ponding on flat roof.	R9: Replace flat roof with EPDM.
	R11: Aged and heavily deteriorated weathered metal roof.	R11: Replace metal roof with LCC.
	R13: Severely corroded metal roof.	R13: Remove & install new LCC.
	R17: Uplifted uneven slate.	R17: Reinstall or replace.
	R18: Missing slate.	R18: Install new to match original.
	R19: Loose or broken slate.	R19: Replace w/new to match original.
	R20: Heavily weathered and pitted slates.	R20: Install new high quality slate.
07 Flashing & RoofDrainage:	FL1: Blocked gutter, downspout, drain, or through wall drainage.	FL1: Clean downspouts as necessary.
	FL2: Painted tar or roof cement over flashing.	FL2: Remove tar from all copper flashing.
	FL3: Failed gutter straps.	FL3: Install new straps to ensure drainage of gutters.
	FL4: Downspouts not connected to below grade drain.	FL4: Connect to below grade drainage and test to make fully operational.
	FL5: Water saturation at base of downspout.	FL5: Provide extension. Regrade soil away from building.
	FL6: Failed gutters.	FL6: Replace all failed gutters.
	FL7: Failed flashing.	FL7: Replace all failed copper flashing.
	FL8: Downspout or gutter missing.	FL8: Install new round LCC downspouts and 1/2 round gutters.
	FL10: Contemporary aluminum or PVC downspouts.	FL10: Replace w/new round LCC downspouts.
	FL12: Bent and damaged 1/2 round gutters or contemporary gutters.	FL12: Replace all gutters w/new LCC 1/2 round gutters.
	FL13: Leaking and failed gutters and downspouts.	FL13: Replace all gutters and downspouts w/new LCC.
	FL14: Downspout or gutter detached or bent.	FL14: Replace all gutters and downspouts.
	FL17: Open joint at step flashing.	FL17: Install new step flashing.
08 Doors & Windows:	WD2: Paint delamination or worn finish.	WD2: Scrape, prime and repaint or refinish.
	WD3: Blocked, broken or cracked window.	WD3: Re-glaze and unblock all broken windows.
	WD4: Failed caulking between window/door and masonry.	WD4: Reset window frame with new brick mold.
	WD5: Rotten wood from water damage.	WD5: Install all Dutchman repair wood. Scrape, prime and paint.
	WD6: Wood dry and splitting.	WD6: Repair or replace wood. Prime & paint.
	WD7: Door and window deterioration especially wood rot.	WD7: Complete a full restoration.
	WD8: Severely deteriorated window structurally failing.	WD8: Replace window to match original in all respects.
	WD9: Failed glazing putty.	WD9: Replace glazing putty.
	WD14: Contemporary replacement window.	WD14: No action required.
	WD16: Surface corrosion and paint delamination on metal grilles.	WD16: Clean all corrosion. Scrape, prime and repaint.
	WD17: Metal cladding installed over sill or trim.	WD17: Clean, repair and repaint as needed.
	WD18: Unventilated plexiglass installed over glass or stained glass.	WD18: Ventilate storm windows. (See Art Femenella's Report Section V.I.E.)
Miscellaneous	WD21: Metal storm windows installed.	WD21: No action required.
	MS1: Miscellaneous attachments.	MS1: Remove attachments.
	MS2: Unused miscellaneous attachments.	MS2: Remove and repair substrate.
	MS3: Surface mounted conduit is corroded or unsightly.	MS3: Remove, replace or maintain by painting to prevent rust.
	MS7:Surface mounted contemporary light fixtures.	MS7: Replace w/more appropriate light fixture.

Historic Building Architects, LLC

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Scale: N/A

Preservation Plan

First Unitarian Society of Plainfield

724 Park Avenue
Plainfield, New Jersey 07060

Condition Key

A-4.0

Revision & Submissions

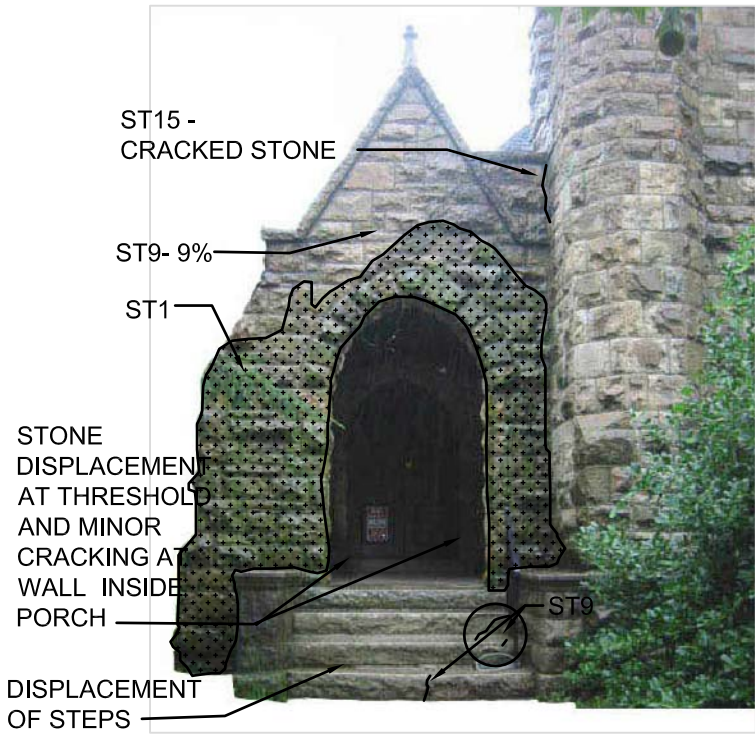
Date

ANNABELLE BADCLIFFE-TRENNER P.A. NJFAI13776
MICHAEL CALAFRATI P.A. NJFAI 09029

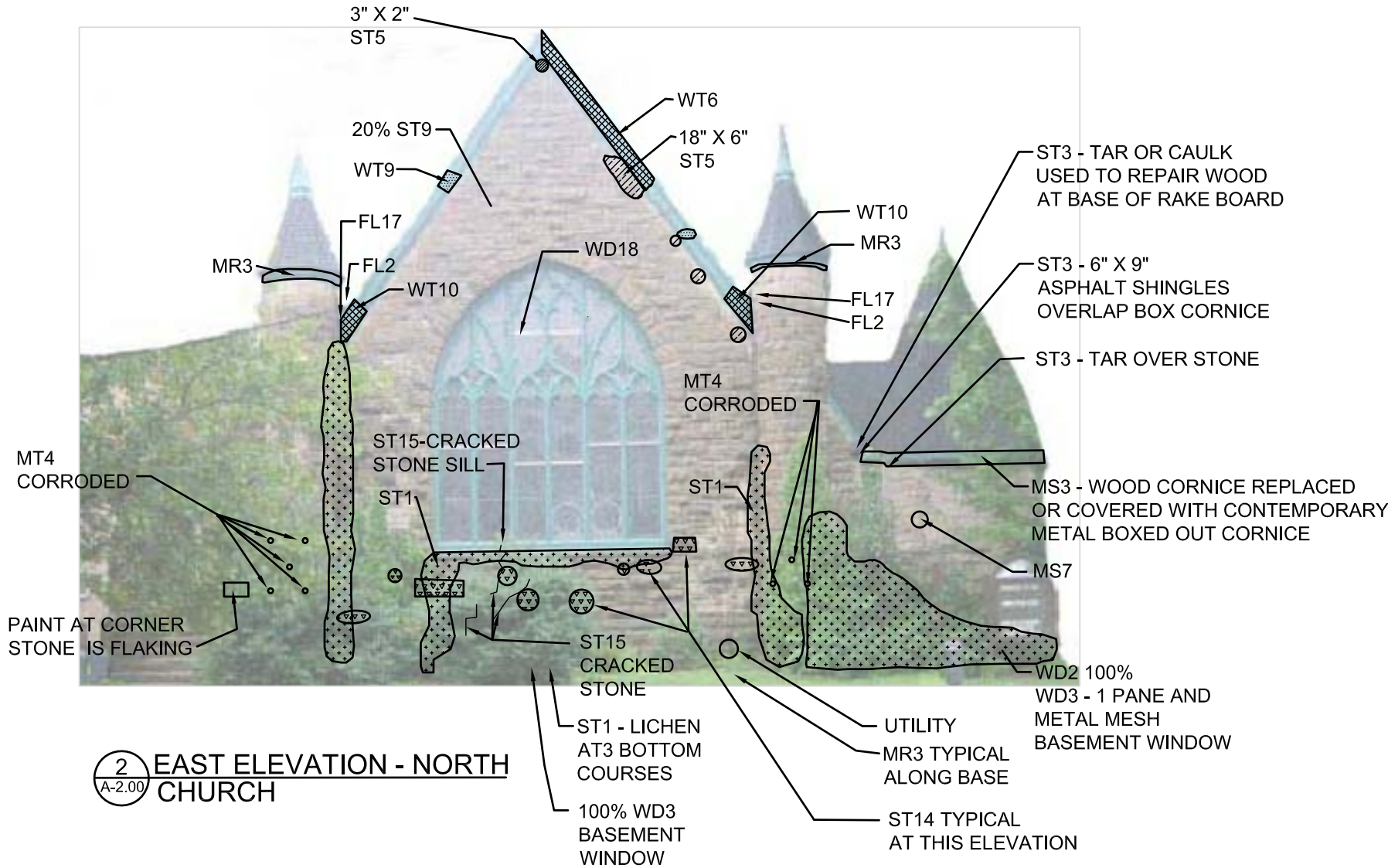
NOTES:
MR2 - REPOINT ALL STONework (100%)
FL1 - CLEANOUT, UNBLOCK AND REPAIR OR REPLACE ALL GUTTERS AND DOWNSPOUTS (100%)
ROOFS - REFER TO DRAWING A-1.20 FOR ROOF CONDITIONS

- ST1 - BIOLOGICAL GROWTH ON STONE
- ST5 - PAINT DRIPS ON MASONRY
- ST12 - MINOR STONE SURFACE DELAMINATION
- ST14 - UNSTABLE STONE SURFACE
- BR3 - WHITE EFFLORESCENCE ON BRICK

- WT1 - BIOLOGICAL GROWTH ON WOOD
- WT5 - PAINT DELAMINATION
- WT6 - PAINT ALLIGATORING
- WT9 - OPEN WOOD JOINTS
- WT12 - ROTTEN WOOD
- WD6 - WOOD DRY AND SPLITTING



1 EAST ELEVATION - SOUTH CHURCH
A-2.00



2 EAST ELEVATION - NORTH CHURCH
A-2.00

Revisions & Submissions	Date

Preservation Plan
First Unitarian Society of Plainfield
724 Park Avenue
Plainfield, New Jersey 07060

East Elevation - Church

Scale: NTS

Drawn by: CB/AJ

Date: 02/20/2008

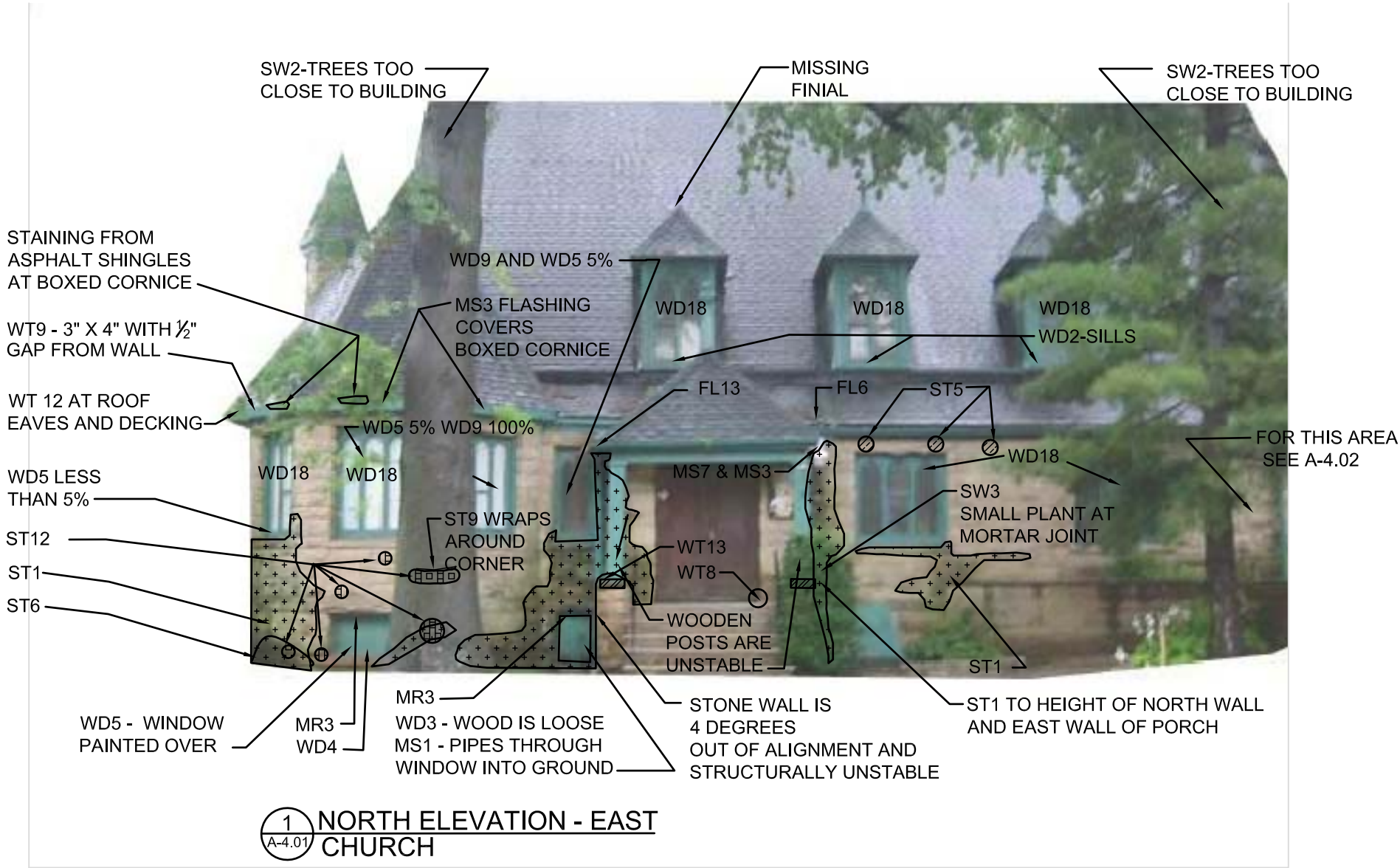
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MICHAEL CALAFATI, R.A. N.J.# AI 09029

A-4.00

NOTES:
MR2 - REPOINT ALL STONEWORK (100%)
FL1 - CLEANOUT, UNBLOCK AND REPAIR OR REPLACE ALL GUTTERS AND DOWNSPOUTS (100%)
ST9 - PREVENT FURTHER DETERIORATION OF MINOR CRACKED STONE BY FILLING WITH GROUT (20%)
ROOFS - REFER TO DRAWING A-4.20 FOR ROOF CONDITIONS

- ST1 - BIOLOGICAL GROWTH ON STONE
- ST5 - PAINT DRIPS ON MASONRY
- ST12 - MINOR STONE SURFACE DELAMINATION
- ST14 - UNSTABLE STONE SURFACE
- BR3 - WHITE EFFLORESENCE ON BRICK
- WT1 - BIOLOGICAL GROWTH ON WOOD
- WT5 - PAINT DELAMINATION
- WT6 - PAINT ALLIGATORING
- WT9 - OPEN WOOD JOINTS
- WT12 - ROTTEN WOOD
- WD6 - WOOD DRY AND SPLITTING



Revisions & Submissions	Date

Preservation Plan
First Unitarian Society of Plainfield
724 Park Avenue
Plainfield, New Jersey 07060

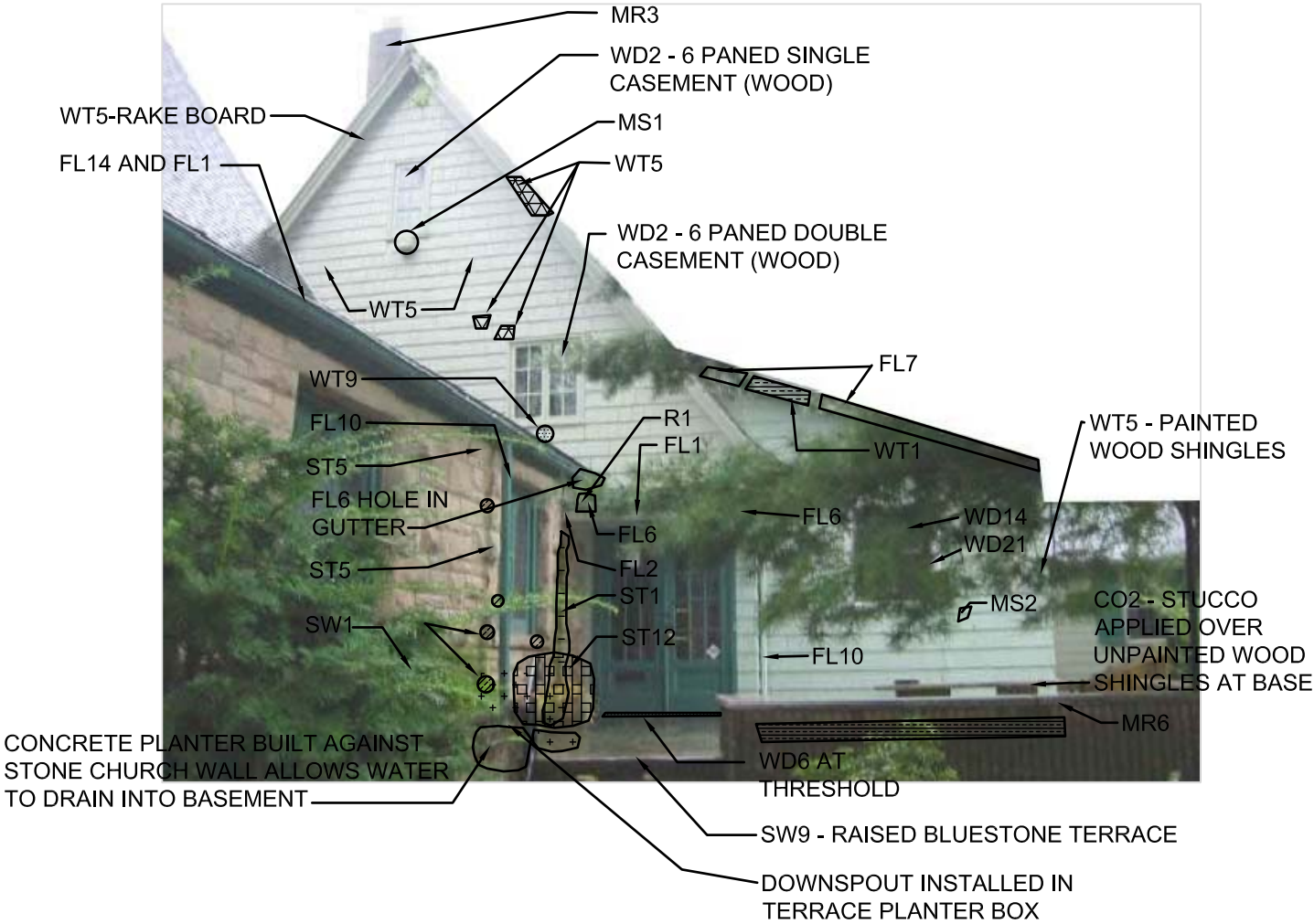
North Elevation - Church

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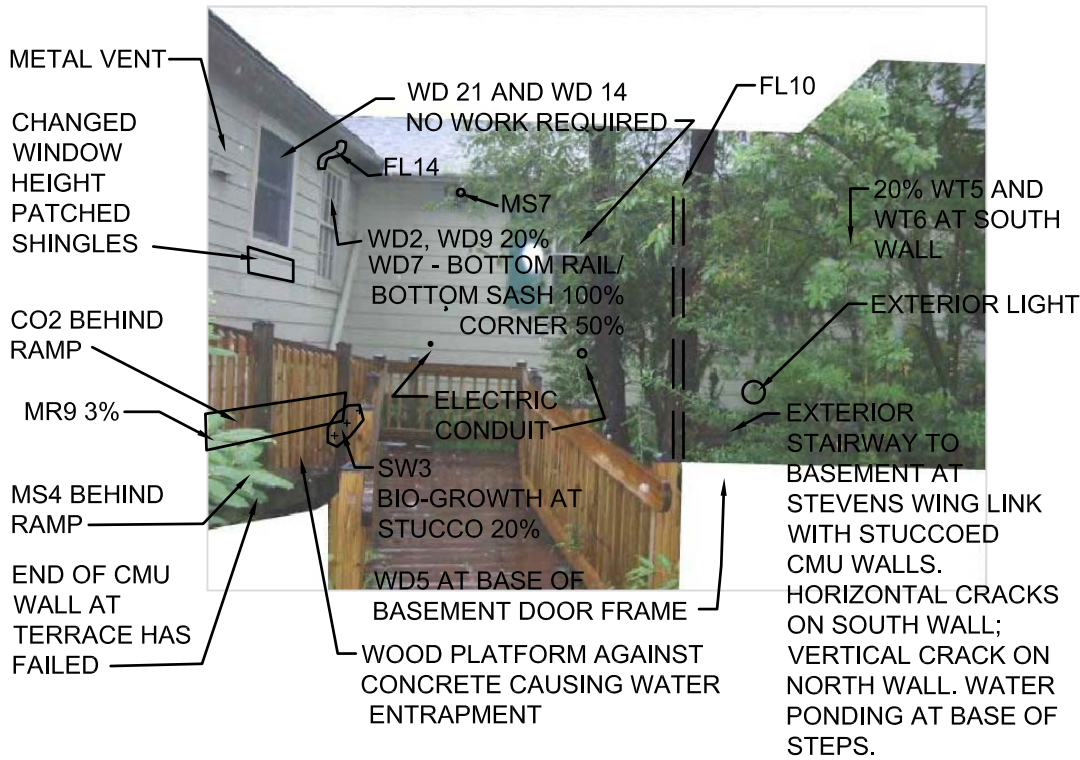
NOTES:
FL1 - CLEANOUT, UNBLOCK AND REPAIR OR REPLACE ALL GUTTERS AND DOWNSPOUTS (100%)
WT5 - PAINT PEELING ON WOOD SHINGLES (15%)
ROOFS - REFER TO DRAWING A-4.20 FOR ROOF CONDITIONS



1 EAST ELEVATION
A-4.02 PARISH HALL

- ST1 - BIOLOGICAL GROWTH ON STONE
- ST5 - PAINT DRIPS ON MASONRY
- ST12 - MINOR STONE SURFACE DELAMINATION
- ST14 - UNSTABLE STONE SURFACE
- BR3 - WHITE EFFLORESECE ON BRICK

- WT1 - BIOLOGICAL GROWTH ON WOOD
- WT5 - PAINT DELAMINATION
- WT6 - PAINT ALLIGATORING
- WT9 - OPEN WOOD JOINTS
- WT12 - ROTTEN WOOD
- WD6 - WOOD DRY AND SPLITTING



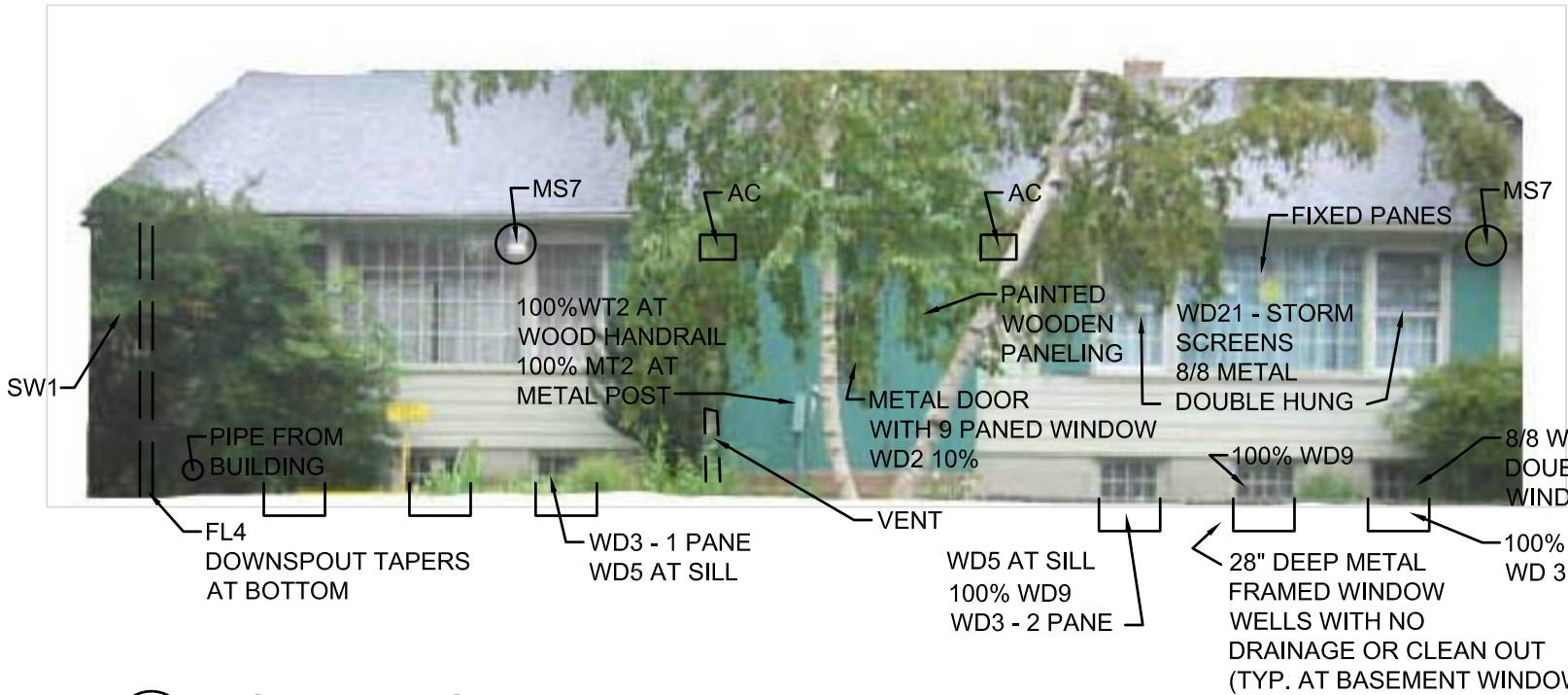
2 EAST ELEVATION
A-4.02 STEVENS WING - LINK TO PARISH HALL

Revisions & Submissions		Date	
Preservation Plan			
First Unitarian Society of Plainfield			
724 Park Avenue			
Plainfield, New Jersey 07060			
East Elevation - Parish Hall			
A-4.02			
ANNAEELLE RADCLIFFE-FRENER R.A. N.J.# A13776			
MICHAEL CALAFATI R.A. N.J.# A109029			
Historic Building Architects, LLC			
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Date:	02/24/2008	Drawn by:	CB/AJ
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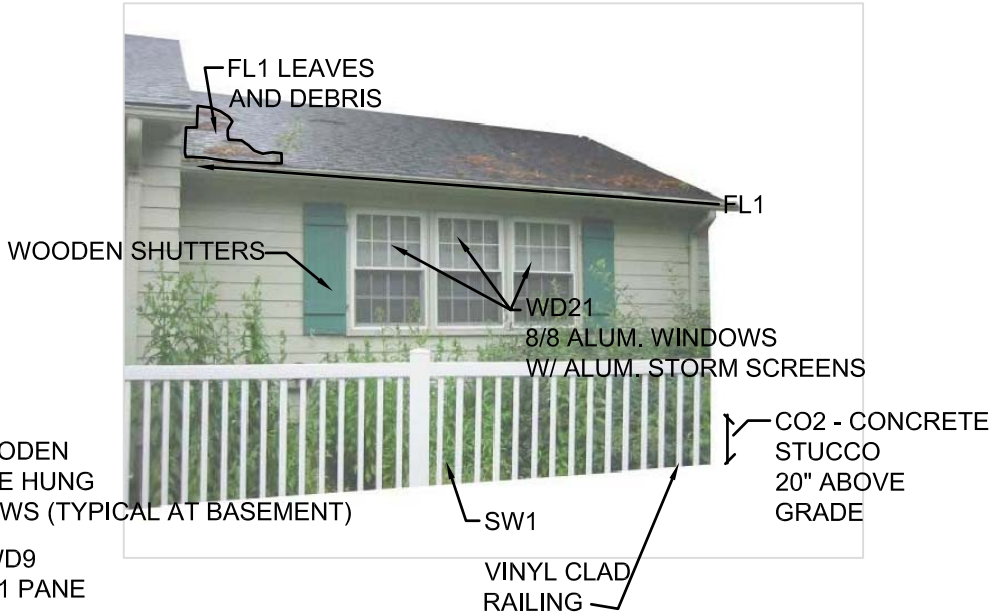
NOTES:
FL1 - CLEANOUT, UNBLOCK AND REPAIR OR REPLACE ALL GUTTERS AND DOWNSPOUTS (100%)
ROOFS - REFER TO DRAWING A-4.20 FOR ROOF CONDITIONS

- ST1 - BIOLOGICAL GROWTH ON STONE
- ST5 - PAINT DRIPS ON MASONRY
- ST12 - MINOR STONE SURFACE DELAMINATION
- ST14 - UNSTABLE STONE SURFACE
- BR3 - WHITE EFFLORESENCE ON BRICK

- WT1 - BIOLOGICAL GROWTH ON WOOD
- WT5 - PAINT DELAMINATION
- WT6 - PAINT ALLIGATORING
- WT9 - OPEN WOOD JOINTS
- WT12 - ROTTEN WOOD
- WD6 - WOOD DRY AND SPLITTING



1 EAST ELEVATION
A-4.03 STEVENS WING



2 EAST ELEVATION
A-4.03 STEVENS WING-STEVENS ROOM

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Date:
02/24/2008

Preservation Plan
First Unitarian Society of Plainfield
724 Park Avenue
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East Elevation-Stevens Wing

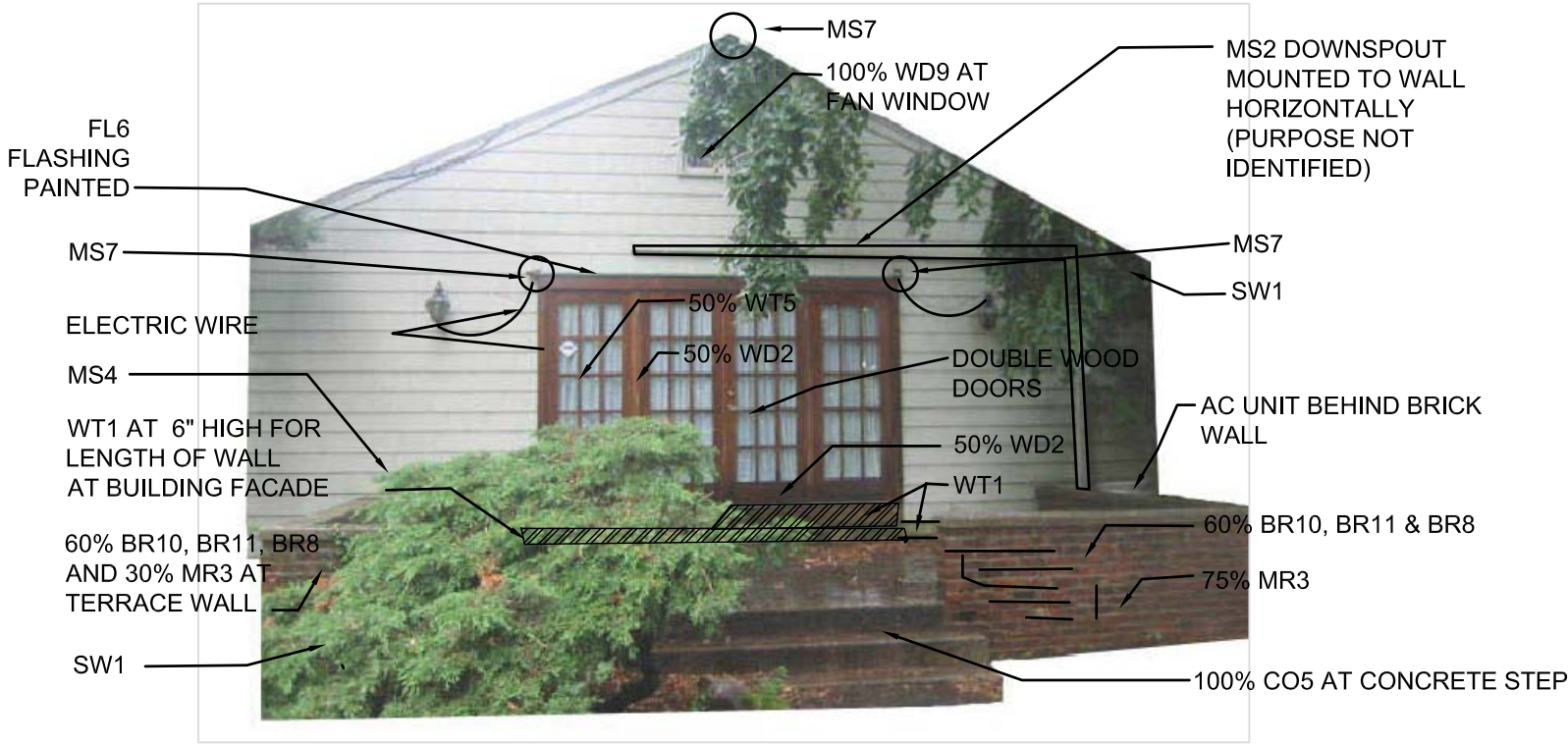
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Revisions & Submissions	Date

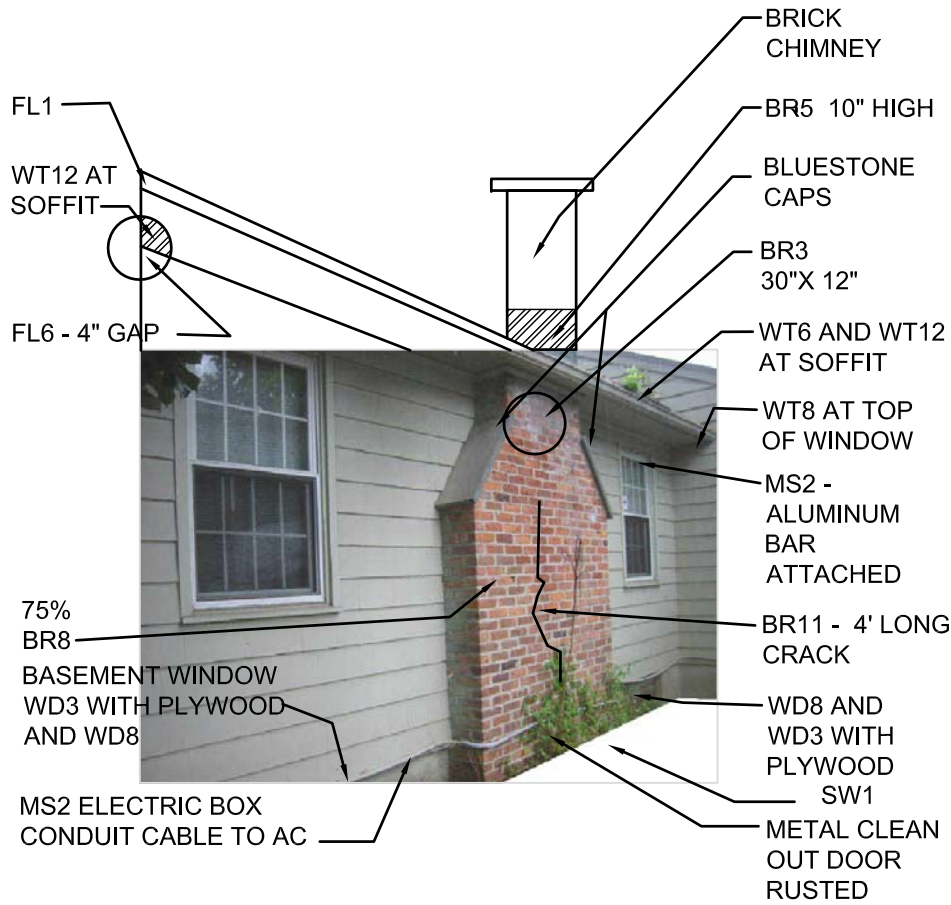
NOTES:
FL1 - CLEANOUT, UNBLOCK AND REPAIR OR REPLACE ALL GUTTERS AND DOWNSPOUTS (100%)
ROOFS - REFER TO DRAWING A-4.20 FOR ROOF CONDITIONS

- ST1 - BIOLOGICAL GROWTH ON STONE
- ST5 - PAINT DRIPS ON MASONRY
- ST12 - MINOR STONE SURFACE DELAMINATION
- ST14 - UNSTABLE STONE SURFACE
- BR3 - WHITE EFFLORESENCE ON BRICK

- WT1 - BIOLOGICAL GROWTH ON WOOD
- WT5 - PAINT DELAMINATION
- WT6 - PAINT ALLIGATORING
- WT9 - OPEN WOOD JOINTS
- WT12 - ROTTEN WOOD
- WD6 - WOOD DRY AND SPLITTING



1 NORTH ELEVATION
A-4.04 STEVENS WING-STEVENS ROOM



2 WEST ELEVATION
A-4.04 STEVENS WING-STEVENS ROOM

Revisions & Submissions	Date

Preservation Plan
First Unitarian Society of Plainfield
724 Park Avenue
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N & W Elev.-Stevens Room

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Drawn by: CB/AJ

Date: 02/24/2008

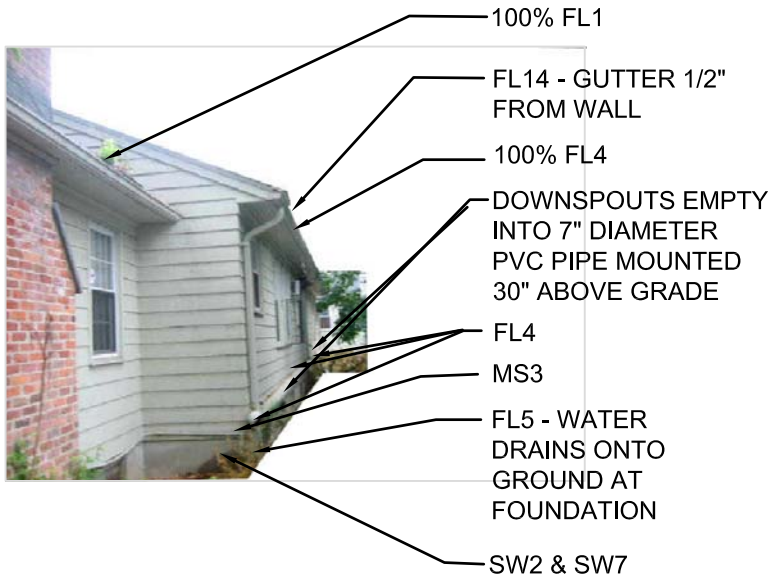
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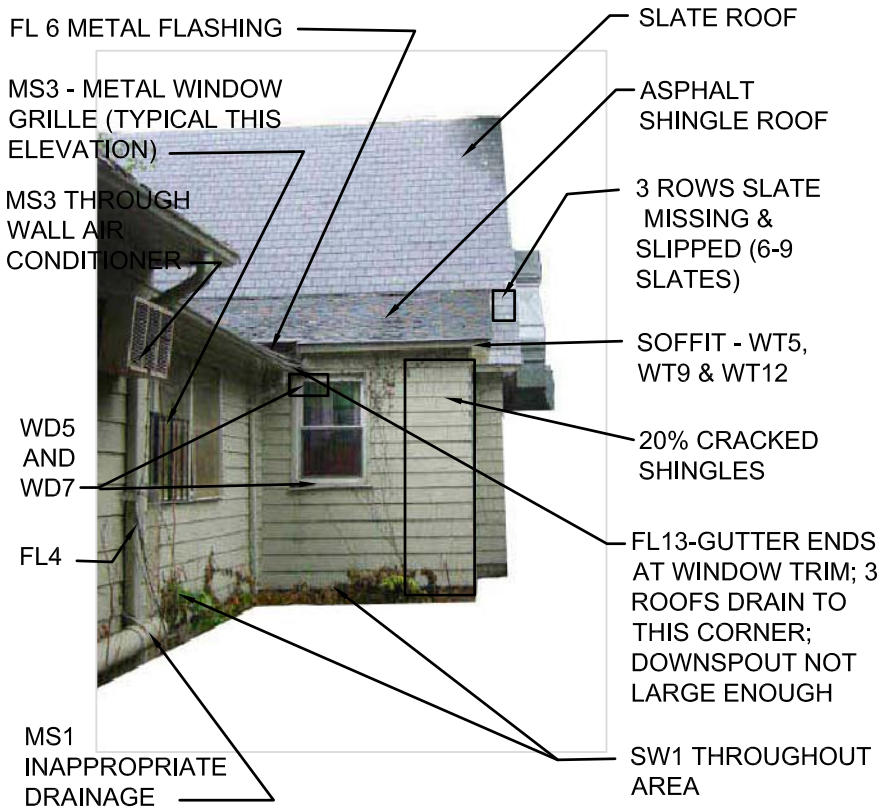
ANNABELLE ADCLIFFE-TRENER, P.A. N.J.# AI 13776
MICHAEL CALAFATI, P.A. N.J.# AI 09029

A-4.04

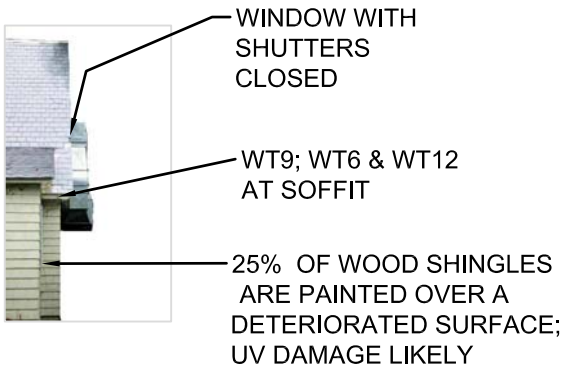
NOTES:
FL1 - CLEANOUT, UNBLOCK AND REPAIR OR REPLACE ALL GUTTERS AND DOWNSPOUTS (100%)
SW4 AND SW5 - THE GRADE ALONG THE EAST SIDE OF THE STEVENS WING HAS SEVERE PROBLEMS WITH DRAINAGE AND PLANT GROWTH. REMOVE ALL PLANT MATERIAL AND REGRADE AREA (100%).
ROOFS - REFER TO DRAWING A-4.20 FOR ROOF CONDITIONS



1 WEST ELEVATION - STEVENS WING AND STEVENS ROOM
A-4.05



2 WEST ELEVATION - STEVENS WING LINK NORTH ELEVATION - PARISH HALL
A-2.05



3 NORTH ELEVATION - PARISH HALL
A-2.05 NTS

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Date:
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Scale:
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Preservation Plan
First Unitarian Society of Plainfield
724 Park Avenue
Plainfield, New Jersey 07060

West/North Elev.-Parish Hall

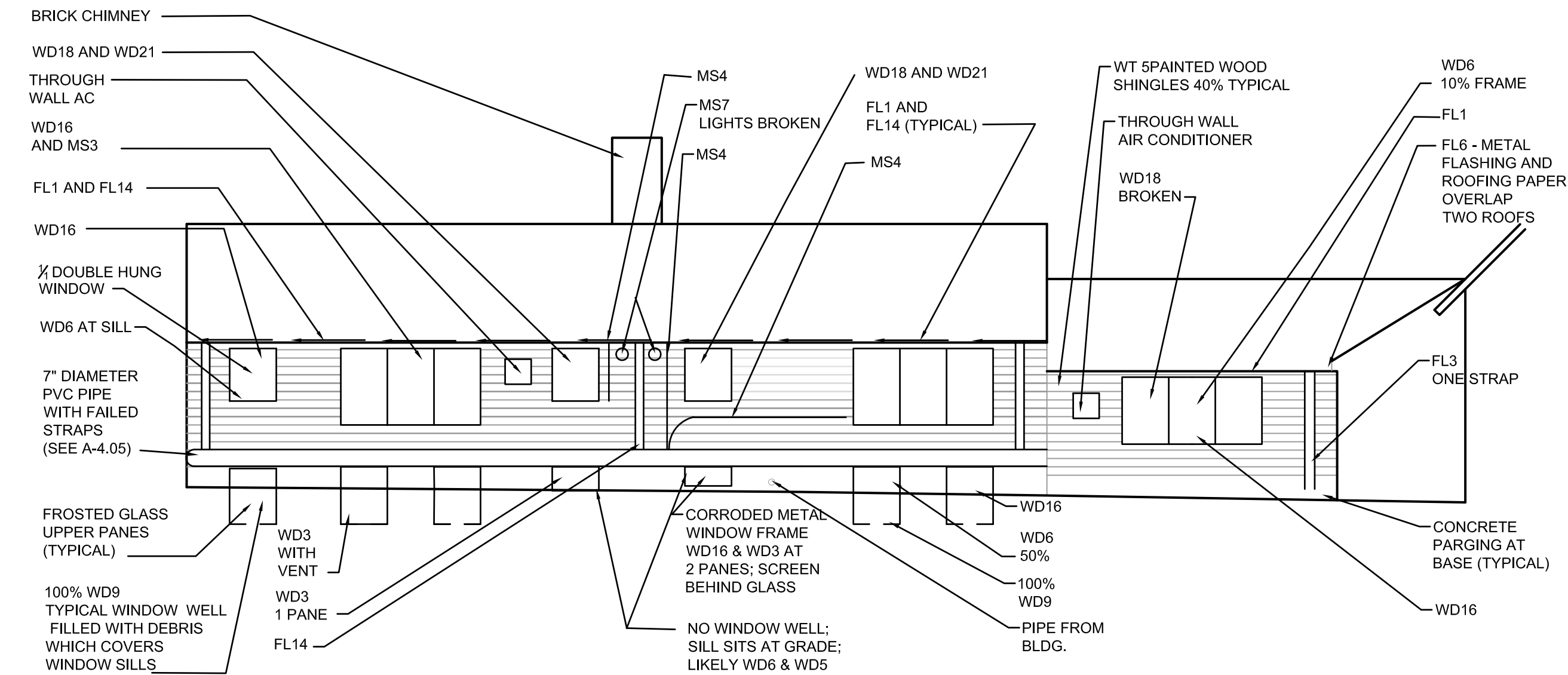
Revisions & Submissions

Date

A-4.05

ANNABELLE EADCLIFFE-RENNER, R.A. N.J.# AI 13776
MICHAEL CALAFATI, R.A. N.J.# AI 09029

NOTES:
SW4 THROUGHOUT THIS ENTIRE AREA . REMOVE PLANT MATERIAL, ROOTS, STUMPS AND DEBRIS AND REGRADE AREA. (100%).
FL1 -CLEANOUT, UNBLOCK AND REPAIR OR REPLACE ALL GUTTERS AND DOWNSPOUTS (100%)
FOR ROOF NOTES SEE DRAWING A-4.20.

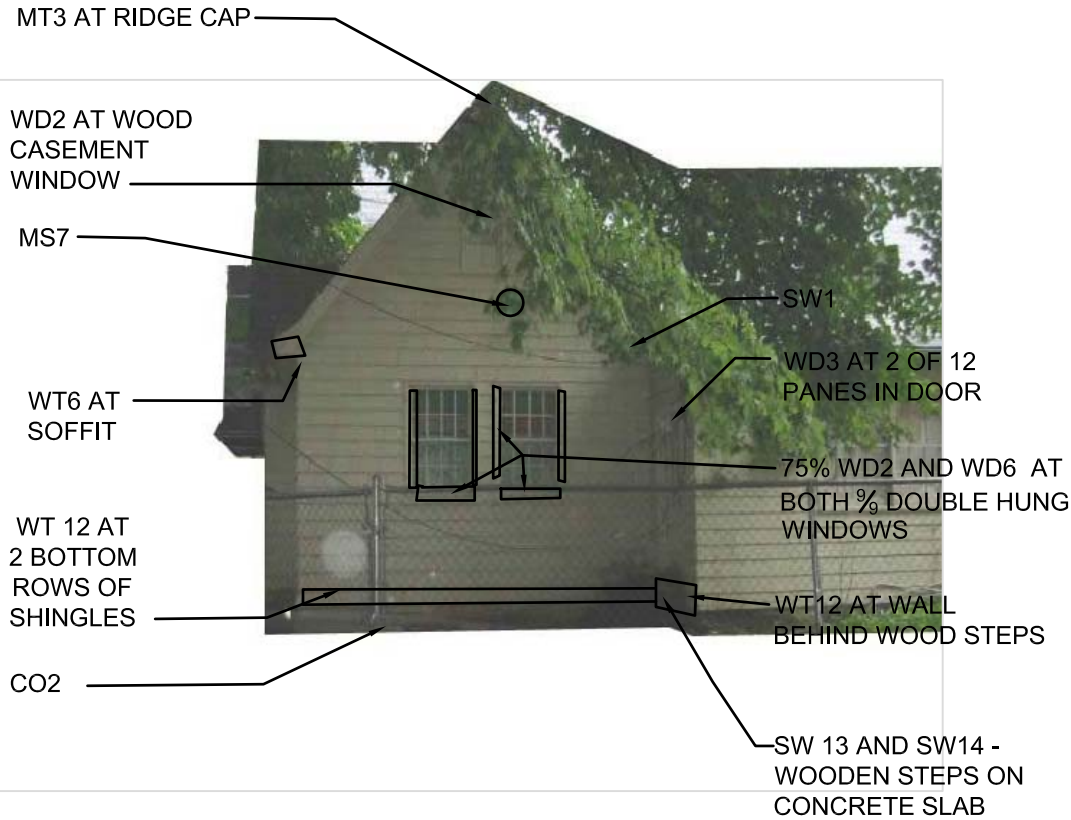


1 WEST ELEVATION - STEVENS WING
SEE ALSO 1
A-4.06 A-4.05

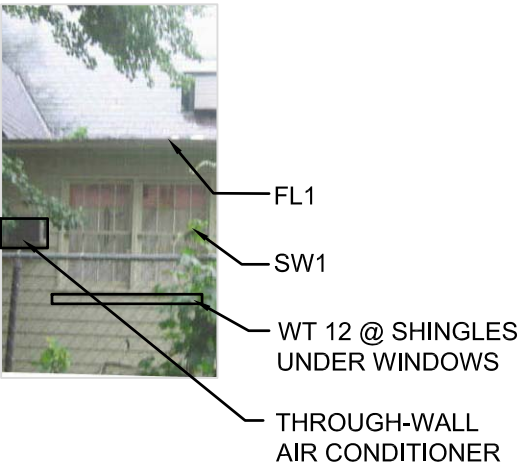
2 WEST ELEVATION - STEVENS WING LINK
SEE ALSO 2
A-4.06 A-4.05

Revisions & Submissions		Date
Preservation Plan		
First Unitarian Society of Plainfield		
724 Park Avenue		
Plainfield, New Jersey 07060		
West Elev. Stevens Wing		
ANNABELLE ADCLIFFE-TRENER, R.A. NJ# AI 13776		
MICHAEL CALAFATI, R.A. NJ# AI 09029		
Historic Building Architects, LLC		
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Certificate of Authorization # AC 245 Expires 01/31/2008		
Date:	02/24/2008	Scale:
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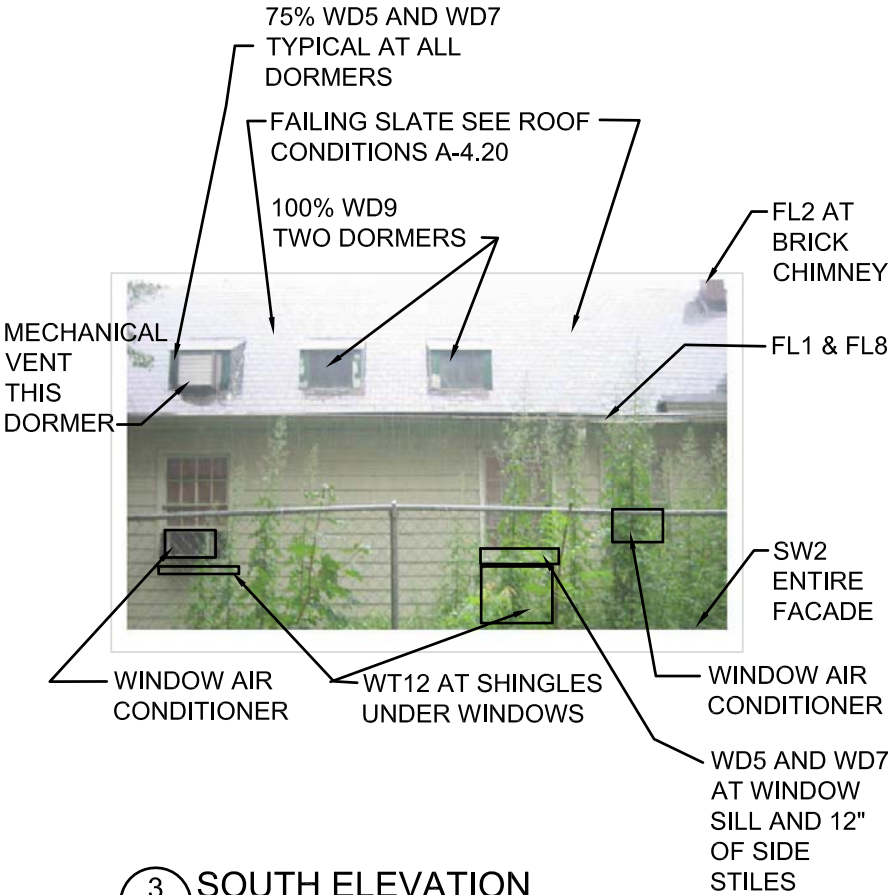
NOTES:
FL1 - CLEANOUT, UNBLOCK AND REPAIR OR REPLACE ALL GUTTERS AND DOWNSPOUTS (100%)
ROOFS - REFER TO DRAWING A-4.20 FOR ROOF CONDITIONS



1 SOUTH ELEVATION
A-4.07 PARISH HALL-WEST



2 SOUTH ELEVATION
A-4.07 PARISH HALL-CENTRAL



3 SOUTH ELEVATION
A-4.07 PARISH HALL-EAST

Revisions & Submissions	Date

Preservation Plan
First Unitarian Society of Plainfield
724 Park Avenue
Plainfield, New Jersey 07060

South Elevation-Parish Hall

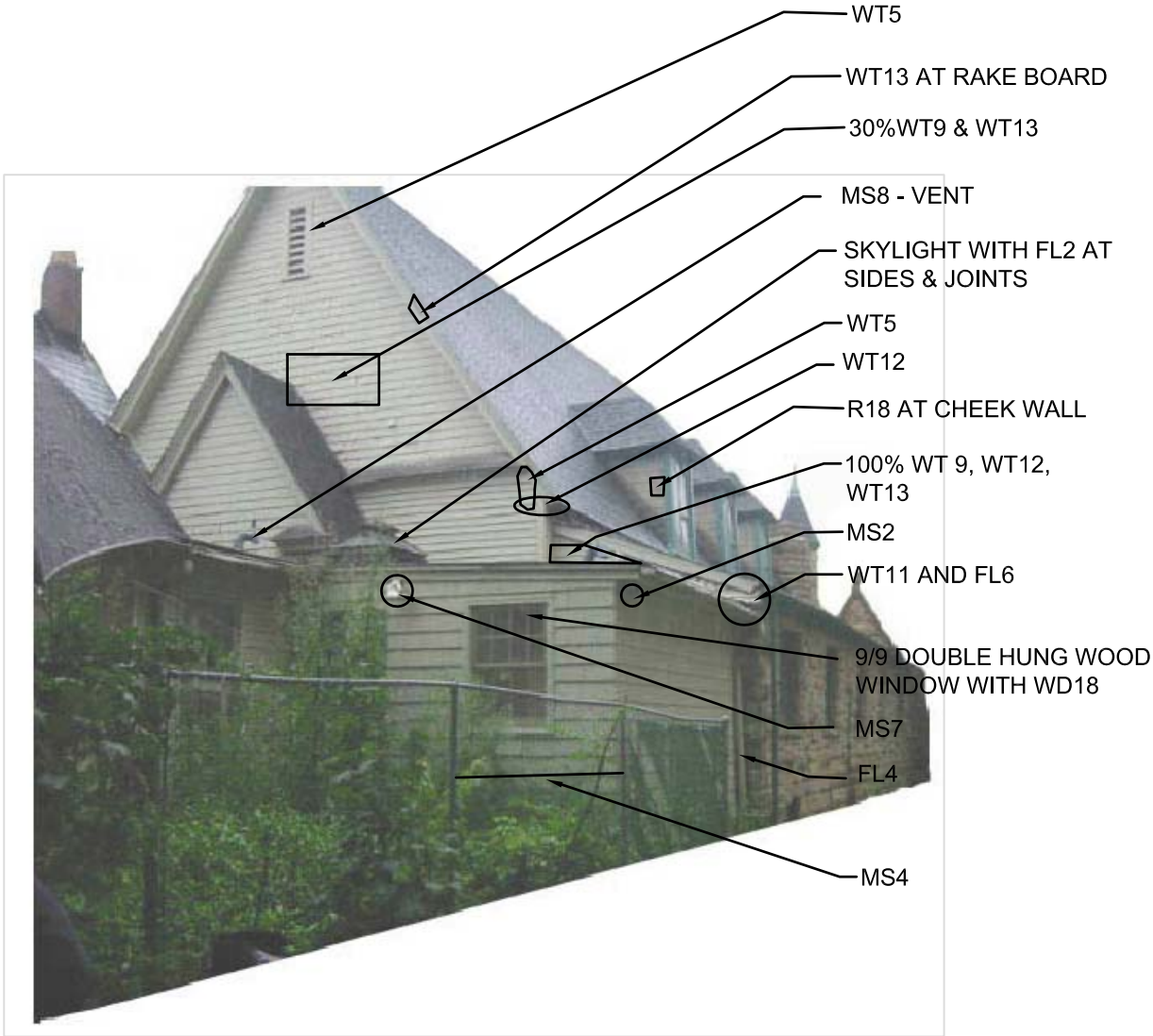
ANNABELLE ADOLPH-TRENER, R.A. N.J.# AI 13776
MICHAEL CALAFATI, R.A. N.J.# AI 09029

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Certificate of Authorization # AC 245 Expires 01/31/2008

Date: 02/24/2008	Drawn by: CB/AJ	Scale: NTS
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NOTES:
FL1 - CLEANOUT, UNBLOCK AND REPAIR OR REPLACE ALL GUTTERS AND DOWNSPOUTS (100%)
ROOFS - REFER TO DRAWING A-4.20 FOR ROOF CONDITIONS



1 WEST ELEVATION-SOUTH
A-4.08 PARISH HALL AND CHURCH

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Date:
02/24/2008

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Preservation Plan
First Unitarian Society of Plainfield
724 Park Avenue
Plainfield, New Jersey 07060

West & South - Parish Hall

Revisions & Submissions

Date

A-4.08

ANNABELLE EADCLIFFE-RENNER, R.A. N.J.# AI13776
MICHAEL CALAFATI, R.A. N.J.# AI09029

NOTES:
MR2 - REPOINT ALL STONework (100%)
FL1 - CLEANOUT, UNBLOCK AND REPAIR OR REPLACE ALL GUTTERS AND DOWNSPOUTS (100%)
ST9 - PREVENT FURTHER DETERIORATION OF MINOR CRACKED STONE BY FILLING WITH GROUT (20%)
ROOFS - REFER TO DRAWING A-4.20 FOR ROOF CONDITIONS

- ST1 - BIOLOGICAL GROWTH ON STONE
- ST5 - PAINT DRIPS ON MASONRY
- ST12 - MINOR STONE SURFACE DELAMINATION
- ST14 - UNSTABLE STONE SURFACE
- BR3 - WHITE EFFLORESCENCE ON BRICK

- WT1 - BIOLOGICAL GROWTH ON WOOD
- WT5 - PAINT DELAMINATION
- WT6 - PAINT ALLIGATORING
- WT9 - OPEN WOOD JOINTS
- WT12 - ROTTEN WOOD
- WD6 - WOOD DRY AND SPLITTING

Revisions & Submissions	Date

A-4.09

Preservation Plan
First Unitarian Society of Plainfield
724 Park Avenue
Plainfield, New Jersey 07060

South Elevation - Church

ANNABELLE EADCLIFFE-REINER, R.A. N.J.# AI 13776
MICHAEL CALAFATI, R.A. N.J.# AI 09029

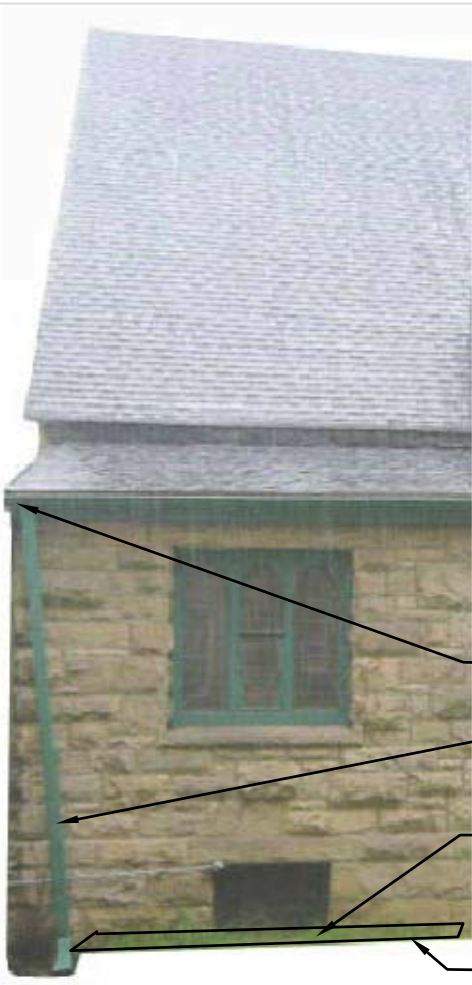
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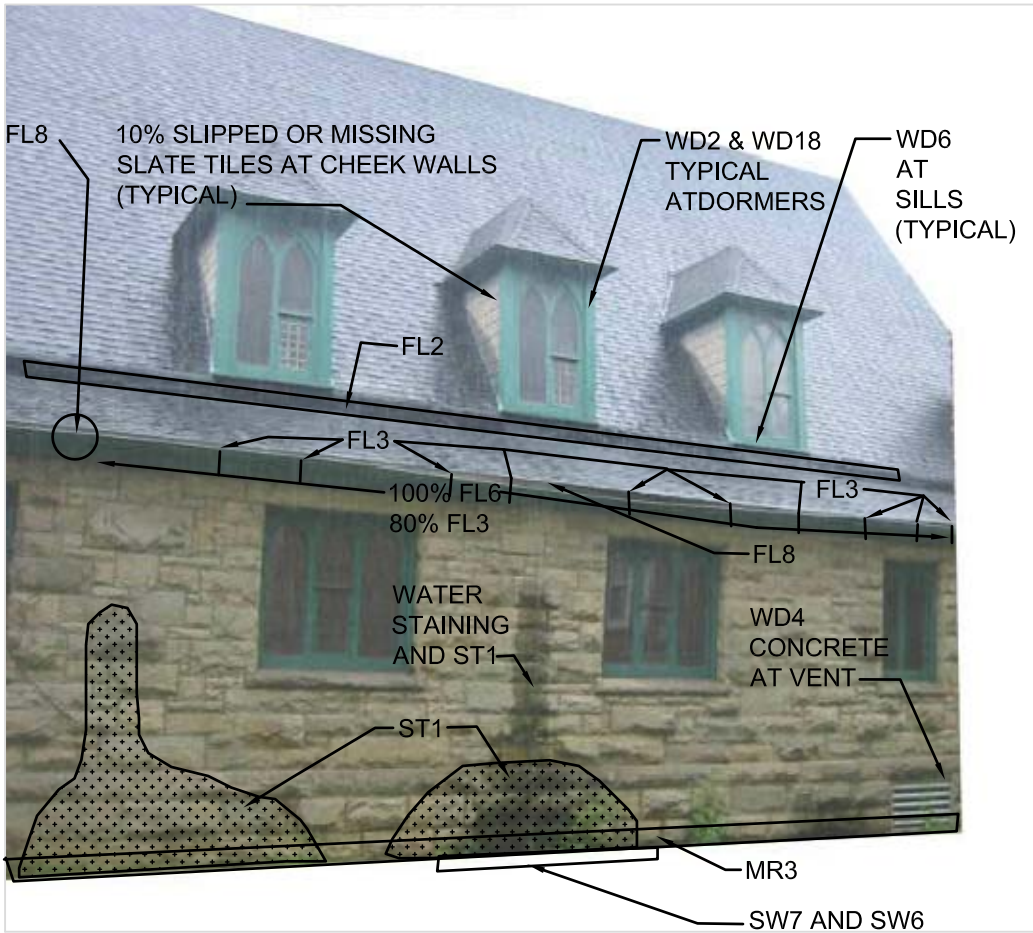
Historic
Building Architects, LLC

312 West State St. Trenton, NJ 08618 TEL 609 393 3999 FAX 609 393 4333
Certificate of Authorization # AC 245 Expires 01/31/2008

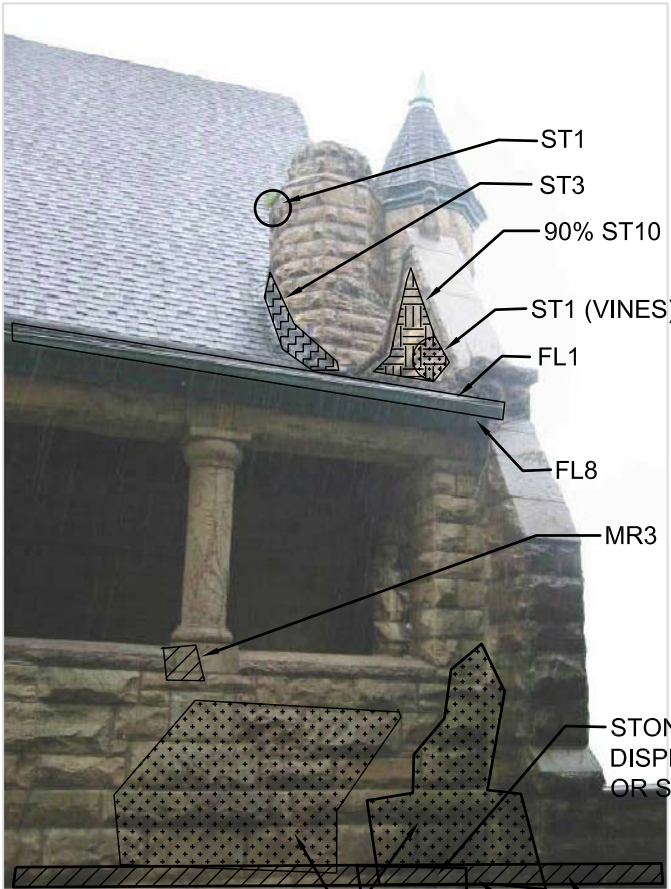


R2
FL13
MR3
ST1 - BRIGHT GREEN POWDERY SUBSTANCE

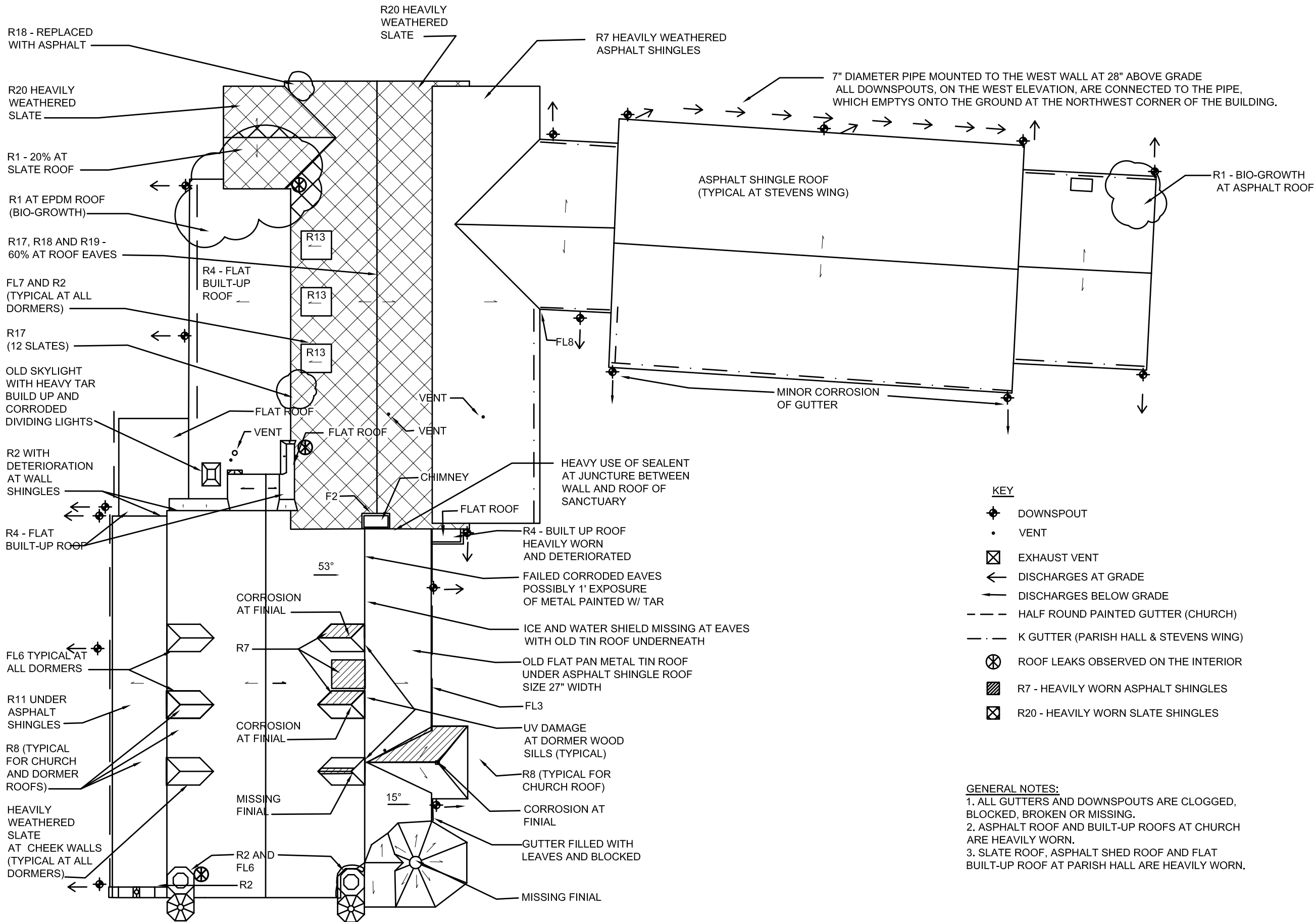
1 NORTH ELEVATION-WEST CHURCH
A-4.09



2 NORTH ELEVATION-CENTRAL CHURCH
A-4.09



3 NORTH ELEVATION-EAST CHURCH
A-4.09



- KEY**
- ◆ DOWNSPOUT
 - VENT
 - ⊠ EXHAUST VENT
 - ← DISCHARGES AT GRADE
 - DISCHARGES BELOW GRADE
 - - - HALF ROUND PAINTED GUTTER (CHURCH)
 - . - K GUTTER (PARISH HALL & STEVENS WING)
 - ⊗ ROOF LEAKS OBSERVED ON THE INTERIOR
 - ▨ R7 - HEAVILY WORN ASPHALT SHINGLES
 - ⊠ R20 - HEAVILY WORN SLATE SHINGLES

GENERAL NOTES:
 1. ALL GUTTERS AND DOWNSPOUTS ARE CLOGGED, BLOCKED, BROKEN OR MISSING.
 2. ASPHALT ROOF AND BUILT-UP ROOFS AT CHURCH ARE HEAVILY WORN.
 3. SLATE ROOF, ASPHALT SHED ROOF AND FLAT BUILT-UP ROOF AT PARISH HALL ARE HEAVILY WORN.

NOTE:
 PLAN PROVIDED BY OTHERS.
 NOT FIELD VERIFIED.



Revisions & Submissions <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																																									Preservation Plan First Unitarian Society of Plainfield 724 Park Avenue Plainfield, New Jersey 07060	A-4.10	ROOF PLAN
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="font-size: 0.8em; margin-top: 5px;"> 312 West State St. Trenton, NJ 08618 TEL 609 393 3999 FAX 609 393 4333 Certificate of Authorization # AC 245 Expires 01/31/2008 </p> </div> <div style="width: 50%; text-align: right;"> <p>Scale: NTS</p> <p>Drawn by: CB/AJ</p> <p>Date: 02/24/08</p> </div> </div>																																											